123.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,296,700 / 1,296,700
					USE VALUE:	1,296,700 / 1,296,700
					ASSESSED:	1,296,700 / 1,296,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
38		BRANTWOOD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CROTTY STEVEN	
Owner 2:	CROTTY ALEXANDRA	
Owner 3:		
Street 1:	38 BRANTWOOD RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	DILLON PAUL FRANCIS -
Owner 2:	DILLON KAREN AMY -
Street 1:	38 BRANTWOOD RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .209 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1922, having primarily Wood Shingle Exterior and 4104 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9125.000	671,600	700	624,400	1,296,700
Total Card	0.209	671,600	700	624,400	1,296,700
Total Parcel	0.209	671,600	700	624,400	1,296,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.94 /Parcel: 315.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 79195

GIS Ref

GIS Ref

Insp Date 10/05/17

!9559!

PREVIOUS ASSESSMENT

Parcel ID: 123.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	671,600	700	9,125.	624,400	1,296,700		Year end	12/23/2021
2021	101	FV	652,100	700	9,125.	624,400	1,277,200		Year End Roll	12/10/2020
2020	101	FV	652,100	700	9,125.	624,400	1,277,200	1,277,200	Year End Roll	12/18/2019
2019	101	FV	485,500	700	9,125.	659,100	1,145,300	1,145,300	Year End Roll	1/3/2019
2018	101	FV	410,700	0	9,125.	485,600	896,300	896,300	Year End Roll	12/20/2017
2017	101	FV	410,700	0	9,125.	464,800	875,500	875,500	Year End Roll	1/3/2017
2016	101	FV	410,700	0	9,125.	430,100	840,800	840,800	Year End	1/4/2016
2015	101	FV	380,300	0	9,125.	360,700	741,000	741,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	09:15:29

LAST REV

Date	Time
06/25/19	09:28:52
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 9559

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DILLON PAUL FRA	70879-542		4/17/2018		1,305,000	No	No		
MACCONACHIE JOS	26569-312		1/2/2004	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	79195
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/22/2019	390	Alterati	25,000	C				
6/22/2004	878	Addition	180,000	C		G6	GR FY06	total renovation/d
2/6/2004	95	Demoliti	8,900			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2017	Measured	DGM	D Mann
8/29/2017	MEAS&NOTICE	HS	Hanne S
2/5/2009	Entry Denied	372	PATRIOT
10/31/2005	Fieldrev-Chg	BR	B Rossignol
11/17/1999	Mailer Sent		
10/27/1999	Measured	264	PATRIOT
7/21/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9125		Sq. Ft.	Site		0	90.	0.76	10									624,372						624,400	

Total AC/HA:	0.20948	Total SF/SM:	9125	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	624,372	Spl Credit		Total:	624,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.00629449
Const Adj.:	0.98990101
Adj $ / SQ:	134.478
Other Features:	133439
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	703940
Depreciation:	32381
Depreciated Total:	671559

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	2	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

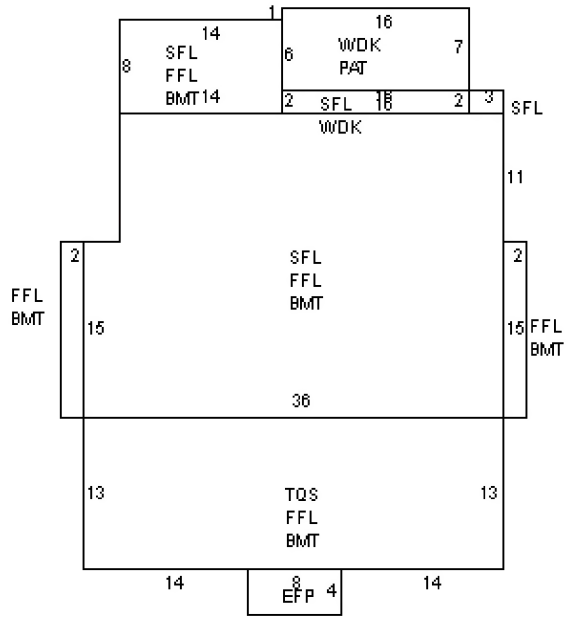
No Unit	RMS	BRS	FL
1	7	2	
Totals			
1	7	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	147.93
Special Features:	0	Val/Su Net:	140.56
Final Total:	671600	Val/Su SzAd	227.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,543	68.330	105,436
FFL	First Floor	1,543	134.480	207,499
SFL	Second Floor	1,053	134.480	141,605
TQS	3/4 Story	351	134.480	47,202
WDK	Deck	144	12.810	1,845
PAT	Patio	112	5.540	621
EFP	Enclos Porch	32	71.870	2,300
	Net Sketched Area:	4,778	Total:	506,508
Size Ad	2947	Gross Area	4895	FinArea 4104

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 123.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	14X20	A	AV	1980	3.59	T	31.2	101			700			700
2	Frame Shed	D	Y	1	4X8	A	AV	2016	0.00	T	2.4	101						

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700